

**STATE OF NEW JERSEY
FFY 2020 CONSOLIDATED ANNUAL
PERFORMANCE REPORT
DRAFT**



**State of New Jersey
Phil Murphy, Governor**

**Department of Community Affairs
Lt Governor Sheila Y. Oliver, Commissioner**

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ATTACHMENT A: HOME Production Program Long Term Monitoring of Rental Projects

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve community infrastructure and facilities	Non-Housing Community Development	CDBG: \$4,526,639	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	105000	7931	7.55%	21000	7931	37.76%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$ 2,120,525 / HTF: \$	Rental units constructed	Household Housing Unit	78	4	5.13%	13	4	30.77%
Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$ / HTF: \$ 10,037,054	Rental units rehabilitated	Household Housing Unit	200	6	3.00%	40	6	15.00%

Increase supply of affordable rental & owner units	Affordable Housing	HOME: \$ 824,700 / HTF: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	4	0	0.00%
Preserve existing affordable housing	Affordable Housing	CDBG: \$ 820,000	Homeowner Housing Rehabilitated	Household Housing Unit	150	0	0.00%	30	2	0.00%
Support community & economic development programs	Non-Housing Community Development	CDBG: \$ 1,200,000	Businesses assisted	Businesses Assisted	20	0	0.00%	4	0	0.00%
Support rental housing & services for homeless	Affordable Housing Homeless	HOME: \$2,170,525 ESG: \$2,399,771/ RHP: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2270	342	15.07%	540	342	95%
Support rental housing & services for homeless	Affordable Housing Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	10	100.00%	10	10 beds	100 %
Support rental housing & services for homeless	Affordable Housing Homeless	ESG: \$921,710	Homelessness Prevention	Persons Assisted	1825	149	8.16%	210	32	15.24%

Support rental housing & services for homeless	Affordable Housing Homeless	HOPWA:	Housing for People with HIV/AIDS	Household Housing Unit	0	0	150	149	99%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The overall CDBG – Small Cities program accomplishments report details \$1,561,504 of completed activities benefitting 7,931 people. That consists of 2 completed housing rehabilitation projects and 4 completed public facilities projects. Planned activities included among the CDBG Program Year 2021 (FFY20), the Small Cities program has funded 16 Public Facilities Projects at \$6,021,959 that would benefit 29,219 people- of which 18,969 are low/mod income.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	2	144	33	634	4
Black or African American	0	86	113	1585	5
Asian	0	1	1	7	1
American Indian or American Native	0	1	1	18	0
Native Hawaiian or Other Pacific Islander	0	2	1	20	0
Total	2	234	149	2264	10
Hispanic	0	76	14	679	1
Not Hispanic	2	158	135	1585	9

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Due to the COVID-19 Pandemic, the Small Cities CDBG was extremely late in making its FFY 2020/SFY 2021 awards. No FFY 2020 funds were expended in the 2021 program year but the program saw 36 White families, 22 Black/African American families , 10 Asian families, 4 American Indian or American Native families and 3 Other/multi-racial families were beneficiaries from funds of other program years.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	6,852,205	0
HOME	public - federal	5,115,750	2,223,780
HOPWA	public - federal	1,670,059	1,432,240
ESG	public - federal	3,321,481	1,609,973
HTF	public - federal	16,853,766	2,061,413
Other (Recovery Housing)	public - federal	855,000	0

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG - Non-Entitlement Communities	100	100	The New Jersey Small Cities CDBG Program awarded \$ 7,441,299 in Small Cities Community Development funds.
State of New Jersey	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The New Jersey Small Cities CDBG Program awarded \$ 7,421,299 in Small Cities Community Development Block Grants (CDBG) to non-entitlement municipalities and counties in New Jersey. The 27 grants were awarded to 21 municipalities in 7 counties and one county wide program , which will benefit approximately 27,000 people. 137 communities in New Jersey are eligible to participate in the State's Small Cities Program.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The New Jersey Small Cities CDBG Program requires matching funds on a sliding scale based on the State's Municipal Revitalization Index (MRI). The matching funds requirement ranges from 5 % to 25 %. The 2020 Program leveraged \$ 406,968 in matching funds from local governments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	18,788,279
2. Match contributed during current Federal fiscal year	18,500.000
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	37,288,279
4. Match liability for current Federal fiscal year	1,095,817
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	36,192,462

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources) SRAP	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1	9/1/2020	18,500,000	0	0	0	0	0	18,500,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	830	102
Number of Non-Homeless households to be provided affordable housing units	174	12
Number of Special-Needs households to be provided affordable housing units	40	32
Total	1,044	146

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	413	367
Number of households supported through The Production of New Units	12	4
Number of households supported through Rehab of Existing Units	45	8
Number of households supported through Acquisition of Existing Units	0	0
Total	470	379

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Small Cities CDBG Program awarded housing rehabilitation grant to 10 municipalities – none were able to complete a housing rehabilitation project due to the late awards and the COVID-19 pandemic prohibition pertaining to Contractors performing work within building interiors. Two units were completed during the calendar year with existing program funds.

Discuss how these outcomes will impact future annual action plans.

The State will take into consideration organizational capacity in completing construction and rehabilitation when projecting outcomes. However, as federal funding remains level and cost for housing rehabilitation increases, the effectiveness of the CDBG Program will continue to diminish.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	218	10
Low-income	0	0	0
Moderate-income	2	0	0
Total	2	218	10

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

New Jersey continued its Continuum of Care approach to address and identify the needs of the homeless. This included programs and services addressing each stage of the homeless continuum: homeless prevention, rapid re-housing, emergency shelter, temporary housing assistance, and permanent supportive housing programs.

Homelessness Prevention: The State of New Jersey continued to provide temporary financial assistance to low and moderate-income homeless households at imminent risk of homelessness due to a rental eviction through the Homelessness Prevention Program (HPP). The HPP can provide the following types of assistance:

1. Rental Arrears: a maximum of 3 months back rent plus any court fees, legal fees, and other late fees included as rent in a written lease.
2. Relocation: security deposit of up to 1 ½ months' rent and 2 months' rent.

Emergency Solutions Grant: The State of New Jersey continued to provide rapid re-housing assistance through the Homelessness Prevention and Rapid Re-Housing Program to homeless households with incomes at or below 30% of the Area Median Income (AMI). Rapid re-housing assistance includes financial assistance, case management, housing search and placement, credit repair, money management, and budgeting.

The Office of Homelessness Prevention (OHP) continued to work with State and local government as well as private organizations to improve the coordination of services for those people either experiencing homelessness or facing imminent risk of homelessness. Over the next year, OHP will be working on the following initiatives:

Addressing the emergency shelter and transitional housing needs of homeless persons

The State continued to provide funds to maintain shelter facilities through the ESG Program. The program provides funding to do the following:

1. Address life and safety issues in emergency shelters and transitional housing facilities.
2. Purchase equipment and furnishings that will provide direct benefits to the shelter's

residents.

3. Create new emergency shelter beds when needed.

DCA and the State Parole Board continued the Another Chance program. The program expands housing resources available to inmates released from prison without a stable living arrangement. The program provides temporary housing assistance (up to 6 months) to offenders being released from designated Department of Corrections' facilities that do not have an approved residence of record. The program is currently operating in Camden, Newark, New Brunswick, and Trenton.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The State continued to apply for HUD Continuum of Care grants to provide rental assistance to homeless persons with disabilities, in collaboration with local social service providers. Funds for this program have been granted in Atlantic, Burlington, Cape May, Essex, Gloucester, Morris, Passaic, and Warren Counties. In addition, the State through the Homelessness Prevention and Rapid Re-Housing Program will continue to provide rapid re-housing assistance to households with annual incomes up to 30% of the AMI.

Rental assistance continued to be provided to people who are homeless and working towards self-sufficiency through the Housing Choice Voucher, State Rental Assistance, and the HOME Tenant-Based Rental Assistance programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

DCA also administered 1,140 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. DCA also committed rental assistance to the Keeping Families Together Initiative with the Department of Children and Families (DCF). This program targets rental assistance and supportive services to extremely vulnerable families who are homeless or live-in unstable housing, and who are

involved with the child welfare system. The goal is to ensure that children are not removed from their families, or that families can reunify, with stable housing and services designed to support their tenancy. DCA committed a total of 600 vouchers to this program. In addition, DCA committed 100 vouchers for homeless and at-risk youth and 25 project-based vouchers for households referred by DCF that need housing to maintain their children or for family reunification.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

DCA continued to promote the Family Self-Sufficiency Program (FSS) which assists low-income tenants to build assets and increase their earnings so that they can better meet their families' needs and become independent of welfare assistance. As part of the program, DCA establishes an interest-bearing FSS escrow account for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account during the five-year term of the FSS contract.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

DCA continued to promote the Section 8 Homeownership Program to Housing Choice Voucher Program participants. The program allows families who are receiving Section 8 rental assistance to use that assistance to help pay the mortgage on a home they buy.

To qualify the family must:

- Be a first-time homebuyer
- Be employed full time for at least one year with a minimum earned income of \$25,000 (except elderly and disabled for whom the minimum income requirement is 12 times the monthly SSI/SSD amount)
- Have a credit score of at least 670 and successfully complete homebuyer housing counseling

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Provided \$ 6,128,959 in CDBG public facilities funds for infrastructure improvements.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The following sections describe the State's planned actions to address issues related to meeting underserved populations, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structure, and enhancing coordination between public and private housing and social service agencies.

Actions planned to foster and maintain affordable housing

DCA continued efforts to foster and maintain affordable housing by the doing the following:

1. Continued to enhance local capacity building and serve disadvantaged and under-served areas.
2. Continued to work with units of general local government so that nonprofits and businesses will be able to receive grants.
3. Continued to collaborate with HUD, various state departments and agencies such as the New Jersey Housing and Mortgage Finance Agency, New Jersey Redevelopment Authority, and New Jersey Economic Development Agency to sponsor training and technical assistance for local officials to increase knowledge of and access to available State and federal programs and resources.
4. In addition to using CDBG, ESG, HOME, HTF, and HOPWA funds to address the affordable housing need, continued to coordinate the use of all available resources such as the Low-Income Housing Tax Credit, and HMFA's Multi-Family Rental Housing Program to develop new affordable housing.
5. Continued to administer the state Housing Choice Voucher program and the State Rental Assistance Program (SRAP) to provide rental assistance to make housing affordable to low-income participants. Each of these programs contains a project-based voucher component to assist in the creation of new affordable housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-Safe Home Remediation Program

- The State Fiscal Year 2021 (SFY 2021) Lead-Safe Home Remediation Program with an allocation of \$4,400,000 will provide lead-based paint reduction services to 250 units in the State of New Jersey.
- The SFY2019 Lead-Safe Home Remediation Program with an allocation of \$4,032,579 will remediate 286 lead units in the following targeted counties and areas: Atlantic County, Bergen County, Camden County, Essex County, Hudson County, Mercer County, Monmouth County, Ocean County, Passaic and Paterson City and Union County.

Single-Family Home Remediation Program

- The SFY2021 Single-Family Home Remediation Program with an allocation of \$5,000,000 will provide lead-based paint reduction services to 313 units in the following 5 targeted municipalities: Camden City, Newark City, Passaic City, Paterson City, and Trenton City.

Municipal Lead Abatement Pilot Program

- The Municipal Lead Abatement Program is providing funding to 13 municipalities (Bridgeton, East Orange, Jersey City, Edison, Passaic, Paterson, Elizabeth, Newark, Woodbridge, Plainfield, Irvington, Trenton, and Atlantic City) for lead abatement work. The total funding obligated to Municipalities is \$3,358,964 and the goal is to provide lead abatement services to 152 units.

HUD Lead-Based Paint Hazard Reduction Program

- DCA received \$3.6 million to provide lead abatement services to 122 units in the following 11 targeted municipalities: Atlantic City, Camden, East Orange, Elizabeth, Irvington, Jersey City, Newark, Passaic City, Paterson City, Plainfield and Trenton.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The State continued to address the problem of poverty by providing emergency assistance. Such actions included the following:

- Providing shelter, food, clothing, and social services to families in crisis.
- Supporting the development of permanent, transitional and affordable housing, and

shelter facilities.

- Providing health care to homeless people.
- Assisting homeless runaway youth.
- Assisting individuals who are mentally or physically impaired.
- Helping victims of domestic violence.
- Providing low-income energy services.
- Administering rental assistance programs.
- Providing job training to low-income and homeless individuals.
- Providing funding for literacy education.

The State also continued to support housing first/rapid-re-housing programs that move homeless households from shelters into permanent supportive housing with a level of services commensurate with their needs.

DCA's Community Services Block Grant (CSBG) Program allocated funds to Community Action Agencies to provide shelter, food, clothing, health care and social services to nearly 400,000 services to individuals and families in crisis at or below 125% of the federal poverty guideline. During the COVID -19 pandemic, income limits were raised to 200 percent of the poverty level. These agencies provide job training and placement, ESL and literacy programs and financial management skills to help households become more self-sufficient and to increase their incomes. Many of these 25 grantees provide child care or Head Start programs, enabling parents to obtain and retain employment knowing their children have safe and secure childcare. CSBG grantees also provide emergency services, including the provision of food, clothing and homelessness prevention services.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

DCA continued to coordinate initiatives, such as Housing First and Keeping Families Together, that bring together public and private resources and social services. In addition, the newly created Office of Homelessness started to implement comprehensive policies to reduce homelessness and expand access to the continuum of housing options. The Office of Homelessness also coordinated collaboration between public and private stakeholders.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Government agencies and for-profit and nonprofit organizations all play a part in the provision of rental assistance, affordable housing, community development, and economic development. The State continued to work with these entities to address New Jersey's housing and community development needs. Specifically, DCA has continued to work with other agencies within the State to prioritize needs to maximize the use of federal, state, and local funds for

affordable housing, community development, and related services throughout New Jersey. In addition, DCA has continued to work in conjunction with the local Continuum of Care to coordinate efforts to provide housing and other services to homeless households.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediment # 1: Declining housing affordability, particularly for low-income households, with a rising proportion of low-income households experiencing inadequate or cost-burdened housing. DCA continues to support municipal efforts to provide affordable housing through a variety of methods, ranging from assistance with ordinance writing to funding opportunities available for affordable housing activities.

In order to create more affordable housing for people with special needs, DCA continued to commit the funds it received through the National Housing Trust Fund (NHTF) to households that are extremely low income (<30% of Area Median Income) and that have special needs.

HMFA continued its state-wide Down Payment Assistance Program (DPA) which provides \$10,000 for qualified first-time homebuyers to use as down payment and closing cost assistance when purchasing a home in New Jersey. The DPA is an interest-free, five-year forgivable second loan with no monthly payment.

The State passed the FY 2020 budget in June, 2020 which provides \$60 million of Affordable Housing Trust fund money for affordable housing development.

Impediment #2: A rising proportion of people with Limited English Proficiency, fueled by strong levels of immigration, implying more difficulty in accessing housing and understanding the home rental or purchase process.

DCA continued to maintain its language line for interpretation services and regularly updates its internal volunteer language bank to improve immediate access to assistance in the constituent's language. DCA will continue to identify vital documents and translate them into Spanish.

Impediment #3: A concentration of subsidized housing in neighborhoods with relatively high levels of poverty

DCA continued to encourage housing voucher holders to relocate to areas of high opportunity, away from areas with concentrations of poverty. Last year, the program operated in Camden County, Mercer County and in Essex County.

In its Housing Choice Voucher Program, DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program. Twelve of New Jersey's 25 Community Services Block Grant (CSBG) grantees provided housing counseling; six of those agencies are HUD Certified. Eleven CSBG grantees provided emergency shelter and ten provided homelessness prevention services.

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

Impediment # 4: Lack of public information about fair housing law rights and responsibilities and lack of dialogue among groups with similar interest in access to fair housing and fair housing protections

DCA continued to update a Fair Housing website (in English and Spanish) to serve as a "One Stop Shop" to provide the public with information about housing discrimination law and to find information and assistance about mortgage lending, rentals, home sales, homeowners insurance and individual counseling. A link to the site is prominently featured on the Department's website.

DCA continued to provide technical assistance to grantees and developers on State and federal fair housing laws as requested.

DCA's consistent policy continues to be that it will refer instances of a landlord refusing to accept a lawful source of income to the Division on Civil Rights for its review. DCA also encourages tenants encountering this issue to file their own complaints with DCR and/or the Office of Fair Housing.

HMFA continued to offer free housing counseling assistance through its Foreclosure Mediation Assistance Program. To qualify for mediation the property must be the subject of an active residential mortgage foreclosure action. Mediation must be requested within 60 days after service of the foreclosure summons and complaint unless a court order is entered directing the parties to mediation. The homeowner must be living in the property that is in foreclosure, and all borrowers listed on the note must agree to participate in mediation.

Impediment # 5: The continuation of land use and zoning barriers to the production of housing for low-income households in some localities.

The Office of Local Planning Services (LPS) within DCA continues to make itself available to assist provide municipalities assistance on a variety of planning projects. Examples of these services include, but are not limited to, drafting land use ordinances, drafting a municipal master plan or master plan amendment, conducting market analysis, or drafting a redevelopment plan or redevelopment plan amendment. There is no cost to the municipality for such services. During the past year, LPS has continued to work with the County Planners Association, the New Jersey Planning Officials organization, the Urban Mayors Council, the Pinelands Commission and the Highlands Council in order to publicize the availability of its services. As noted in the Analysis of Impediments, where appropriate; LPS staff continues to promote the use by municipalities of inclusionary zoning at higher densities as a land use tool.

Impediment # 6: The need for housing for special needs populations, including the disabled, veterans, and the homeless.

DCA in partnership with the NJ Department of Human Services continued to administer a voucher program for households transitioning from the Division of Family Development (DFD)'s demonstration housing programs, which have ended. This voucher program will serve up to 500 households from those programs who have a permanent disability and receive SSI, and who would be at risk of homelessness without this subsidy.

DCA in partnership with the NJ Department of Human Services administers a voucher program called the Supportive Housing Connection (SHC). SHC provides housing assistance to special needs households.

DCA in partnership with the NJ Department of Children and Families (DCF) continued to administer a voucher program for families that are involved with the child welfare system and are homeless or unstably housed. DCA works with DCF to coordinate outreach and referral. DCF

provides security deposits, move-in costs, and tenancy support services. The program which was originally going to assist 150 families has been expanded to assist 450 families over the next fiscal year.

DCA staff continued to meet with the executive directors of the Supportive Housing Association of NJ (SHA) and the Housing & Community Development Network of NJ (HCDNNJ), to discuss the housing needs of this population. DCA staff also attends SHA's regular membership meetings and present updates on DCA's activities, as well as answering questions from members.

DCA continues to respond to relevant notices of funding available to increase the State's voucher portfolio.

DCA also administers 971 Veterans Administration Supportive Housing (VASH) vouchers and 273 project-based Housing Choice Vouchers for homeless and at-risk veterans. In addition, DCA has "graduated" 68 formerly homeless veterans from VASH to Housing Choice Vouchers.

DCA has a preference in its Housing Choice Voucher Administrative Plan for households in which a member has a disability.

Impediment # 7: Racial and Ethnic Housing Concentration

As described under Impediment # 3, DCA continued to assist housing voucher holders locate to areas of high opportunity, away from areas with high concentrations of poverty. The program operated in Camden, Essex and Mercer Counties.

The State continues to maintain the New Jersey Housing Resource Center, an online database that serves as a clearinghouse for available affordable rental properties across New Jersey. The search tool provides detailed information about rental properties in both English and Spanish, enabling individuals and families looking for housing to locate a unit that best fits their needs. The site also provides a tool for rent calculations, moving costs, a budget worksheet, and rental checklists.

DCA continued to use the HUD Small Area Fair Market Rents (SAFMR) in the counties mandated. In zip codes of lower poverty, the SAFMRs allow for higher payment standards to allow families to access housing in areas of higher opportunity. DCA has voluntarily adopted the SAFMRs in the same areas in its State Rental Assistance Program.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with the COVID -19 related waiver granted by HUD, monitoring of HOME production units was not conducted during this reporting period. However, in a typical non COVID year:

The State monitors its grantees in accordance with its policies and procedures to ensure compliance with all federal and state program regulations and requirements. Each grantee receiving federal funds from DCA will be monitored in the following manner:

- Receive at least one field visit during the duration of the contract. During the field visit, staff will review the grantees' files to ensure that statutory and regulatory requirements are being adhered to; conduct a physical inspection of the site, if applicable; and meet with staff members.
- Any deficiencies identified will be addressed and corrected immediately. Additional monitoring visits will be scheduled, if needed.

In addition to monitoring the progress of grantees, DCA has devised internal controls that ensure adherence to the goals, objectives, and regulations applicable for each program. These controls include monthly reporting that is directly linked to the goals and objectives of the program, development and tracking of work plans that provide timelines for completion of program activities, and consistent re-evaluation of the grant processes to ensure effectiveness and efficiency.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Pursuant to HUD guidance the Draft CAPER was posted on the Division of Housing and Community Resources Website (<http://www.nj.gov/dca/divisions/dhcr/>) for a minimum of 15 days.

Pursuant to 24 CFR Part 91, citizen participation requirements for States, the State provides adequate notice at the opening of the comment period for CDBG related notice. The State CDBG Program will give the public an opportunity to comment on performance reports. The reports will be available for public review on the Division of Housing and Community Resources website and provide citizens with a 15-day comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

New Jersey's federal allocation had increased slightly than the previous year's appropriation. The FPY 2020/SFY 2021 appropriation was increased by \$136,008 from FPY 2019/SFY 2020. The State's FPY 2020/SFY 2021 Plan had to budget more than \$6,165,479.54 for more public facilities to address the high demand to improve deteriorated infrastructure. To account for this demand, the state rolled over \$874,660 from recaptured and reallocated funds to the public facilities budget. In addition, the housing rehabilitation budget was increased by \$400,000 to meet the demand for the rehabilitation of housing occupied by low- and moderate-income households. This year's innovative development program funded one project, the rehabilitation of multiple group homes in Sussex County. This enabled the State to continue emphasis in the Consolidated Plan with efforts to sustain the supply of decent and affordable housing.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No, the State of New Jersey does not have any BEDI grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In accordance with the COVID -19 Pandemic related waiver granted by HUD, monitoring of HOME production units was not conducted during this reporting period.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

To ensure that minority households have an opportunity to obtain decent and affordable housing, DCA requires that all HOME units utilize affirmative marketing strategies. In addition, the State continued to utilize the nonprofit community and the DCA website to notify residents about affordable housing programs. The state has found nonprofits to be a valuable resource in identifying those households least likely to apply for the State's programs. The State believes that its affirmative marketing strategy is working effectively.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Not applicable.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Each year, the State awards the full allocation of 9% credits to 12-15 projects, which will construct or rehabilitate approximately 1,000 units of affordable rental housing. 50% of the credits are awarded to non-age restricted (family) projects. At least 20% are awarded to age-restricted (senior) projects and at least 12.5% are awarded to supportive housing projects. 60% of the tax credits in these cycles are awarded to low poverty suburban municipalities. The 4% tax credits are non-competitive and are used for projects that finance at least 50% of

construction costs with tax-exempt bonds. The State passed the FY 2020 budget in June which provides \$60 million of Affordable Housing Trust fund money for affordable housing development.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	150	149
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	150	149

Table 14 – HOPWA Number of Households Served

Narrative

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	10	0	0	10	0	10
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete**Basic Grant Information**

Recipient Name NEW JERSEY
 Organizational DUNS Number 806418075
 EIN/TIN Number 216000928
 Identify the Field Office NEWARK
 Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Mrs
 First Name Sheri
 Middle Name 0
 Last Name Malnak
 Suffix 0
 Title Administrator

ESG Contact Address

CAPER

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Street Address 1	101 S.Broad Street
Street Address 2	0
City	Trenton
State	NJ
ZIP Code	-
Phone Number	6099848453
Extension	0
Fax Number	6092929653
Email Address	sheri.malnak@dca.nj.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2020
Program Year End Date	06/30/2021

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	32
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	32

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	124
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	124

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	8122
Children	834
Don't Know/Refused/Other	0
Missing Information	0
Total	8956

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	8278
Children	834
Don't Know/Refused/Other	0
Missing Information	0
Total	9112

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	6576
Female	2527
Transgender	9
Don't Know/Refused/Other	0
Missing Information	0
Total	9112

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	834
18-24	0
25 and over	8278
Don't Know/Refused/Other	0
Missing Information	0
Total	9112

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	413	0	0	413
Victims of Domestic Violence	983	0	0	983
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	194			194
Persons with Disabilities:				
Severely Mentally Ill	2846	0	0	2846
Chronic Substance Abuse	0	0	0	0
Other Disability	766	0	0	786
Total (unduplicated if possible)	2846			2846

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	365
Total Number of bed - nights provided	365
Capacity Utilization	100 %

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

- At least 25 persons will receive emergency housing during the grant
- At least 75% of the beds in the shelter or transitional housing facility will be utilized per month
- A van purchased with program funds will be utilized at least 3 times per week for activities such as transporting clients to medical appointments, employment opportunities, laundromat, etc.
- The average length of stay in an emergency shelter will be no more than six months
- The average length of stay in a transitional housing facility will be not less than 6 months or more than 24 months

* Performance outcomes specific to the approved grant activities will be negotiated prior to the contract's execution.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	105,332	141,091	146,404
Expenditures for Housing Relocation & Stabilization Services - Services	26,333	35,272	38,040
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	131,665	176,363	184,444

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	67,089	450,075	706,174
Expenditures for Housing Relocation & Stabilization Services - Services	52,712	195,465	186,354
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	119,801	645,540	892,528

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	0	0	0
Operations	102,536	60,000	2,580
Renovation	198,550	138,743	355,660
Major Rehab			
Conversion			
Subtotal	301,086	198,743	358,240

Table 27 – ESG Expenditures for Emergency Shelter**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	0	0	0
HMIS	60,252	33,334	2,580
Administration	168,420	194,653	172,181

Table 28 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	781,224	1,248,633	1,609,973

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government	\$2,300,000	\$2,300,000	\$2,300,000
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	\$2,300,000	\$2,300,000	\$2,300,000

Table 30 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	3,081,224	3,548,633	3,909,973

Table 31 - Total Amount of Funds Expended on ESG Activities

ATTACHMENT A

HOME PRODUCTION PROGRAM				
LONG-TERM MONITORING OF RENTAL PROJECTS				
NAME OF PROJECT	MUNICIPALITY	PROJECT OWNER	DCA HOME UNITS	MONITORING DUE POST HUD COVID WAIVER
Belvidere Square	Belvidere	ADTI Housing Corp	50	X
Beverly Permanent Rental	Beverly	Burlington County CAP	5	X
Boonton SRO	Boonton	New Bridge	9	X
Shared Living Residence	Bridgewater	Benchmark Human Services	5	X
Project Alpha	Camden	State Street Housing Corp.	7	X
The Shore House	Dover	Ocean's Harbor House	4	X
St. Mary's Senior	Dumont	Domus Corp	41	X
Imani Park	Edison	Middlesex Interfaith Partners	4	X
622-624 East Jersey St	Elizabeth	MAR Acquisition	8	X
Project Home XV	Ewing	Homes by TLC, Inc	11	X
Cheshire Home III	Florham Park	Cheshire Home III, Inc.	8	X
8th Street Gardens	Fort Lee	FLASH	8	X
80-82 Morris Ave.	Frankford	SCARC	10	X
Carpenters Square	Gloucester City	Michaels Development Co.	100	X
Gingerbread Homes	Hamburg	Advance Housing	3	X
NCR Jefferson Senior Hsg	Jefferson Twp	National Church Residences	49	X
Pacific Landing	Jersey City	Morris canal	5	X
Lincoln Housing	Jersey City	Bellagio Property Mgt	3	X
The Viking	Keansburg	Monmouth Housing Alliance	13	X
314 Main Street	Lakewood	314 Main Street L.L.C.	6	X
Ocean Supportive Housing	Lakewood	O.C.E.A.N., Inc.	10	X
Haven House @ St. John	Lower Twsp	Diocesan Hsg of Camden	75	X
Wellwood manor	Merchantville	Citadel Wellwood	7	X
Millstone House	Millstone Twp	Monmouth Housing Alliance	11	X
55 Glenridge	Montclair	HOME Corp.	4	X
HOME Corp Multi-Unit Project	Montclair	HOME Corp.	10	X
Independent living	Montclair	Covenant House	4	X
Creed II	Moorestown	MEND	8	X
Mount Olive Manor II	Mount Olive	Abiding Peace Senior Hsg	43	X
Carver Hotel Apts	Neptune	Monmouth Housing Alliance	9	X
Corinthian Homes I	Newark	Corinthian Housing Development Corp	45	X
Vailsburg Commons	Newark	Unified Vailsburg Service	7	X
Wakeman Square	Newark	RPM Development	42	X
Oceanport Manor	Oceanport	Affordable Housing Alliance	6	X
Kelli Copeland	Orange	HANDS	3	X
Straight and Narrow	Paterson	Straight and Narrow	50	X
Permanent Housing II	Piscataway	ADTI Housing Corp.	2	X
Caring Senior	Pleasantville	Caring Residential Serv.	10	X
Rocky Hill Group Home	Rocky Hill	The Arc of Somerset County	3	X
Salem Community Complex	Salem	Tri-County Housing Corp.	6	X
35 Somerset St	Somerville	VOADV-Property, Inc.	18	X
The Juliet	Sparta	SEED	7	X
Main Street	Sparta	Advance Housing	10	X
Sussex Seniors	Sussex	NORWESCAP	11	X
Academy Court II	Trenton	ISLES	1	X
Project Home VIII	Trenton	HomeFront	4	X
Warren Project	Warren	Cooperative Housing Corp.	9	X
328 60th Street	West New York	Hudson County Resource Center	8	X
Lily Mae Apartments	Wildwood	Cape Counseling Services	11	X